



#917

COASTAL APPEALABLE FORM

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

Please Note: An appeal should be filed by an aggrieved person or the applicant at each stage in the process if they are still unsatisfied by the last action.

PROJECT INFORMATION

Name:

Campbell-Sheppa

File Number:

SUB2015-00001
Tract 3074

Type of permit being appealed:

- ☐ Plot Plan ☐ Site Plan ☐ Minor Use Permit ☒ Development Plan/Conditional Use Permit
☐ Variance ☐ Land Division ☐ Lot Line Adjustment ☐ Other: _____

The decision was made by:

- ☐ Planning Director (Staff) ☐ Building Official ☐ Planning Department Hearing Officer
☐ Subdivision Review Board ☒ Planning Commission ☐ Other: _____

Date the application was acted on:

May 26, 2016

The decision is appealed to:

- ☐ Board of Construction Appeals ☐ Board of Handicapped Access
☐ Planning Commission ☐ Board of Supervisors

BASIS FOR APPEAL

☒ INCOMPATIBLE WITH THE LCP. The development does not conform to the standards set forth in the Certified Local Coastal Program of the county for the following reasons (attach additional sheets if necessary)

Explain: No land divisions in association with environmentally sensitive habitats (Policy 4)

☐ INCOMPATIBLE WITH PUBLIC ACCESS POLICIES. The development does not conform to the public access policies of the California Coastal Act - Section 30210 et seq of the Public Resource Code (attach additional sheets if necessary).

Explain: _____

List any conditions that are being appealed and give reasons why you think it should be modified or removed.

Condition Number _____ Reason for appeal (attach additional sheets if necessary)

APPELLANT INFORMATION

Print name:

Eileen Roach

Address:

24 Cypress Glen Ct.
Cayucos, CA 93430

Phone Number (daytime):

805-712-4144

I/We are the applicant or an aggrieved person pursuant to the Coastal Zone Land Use Ordinance (CZLUO) and are appealing the project based on either one or both of the grounds specified in this form, as set forth in the CZLUO and State Public Resource Code Section 30603 and have completed this form accurately and declare all statements made here are true.

Signature

Eileen M. Roach

Date

6-1-16

OFFICE USE ONLY

Date Received:

6/7/16

By:

NAR

Amount Paid:

N/A

Receipt No. (if applicable):

N/A

SLO COUNTY
 PLANNING & BUILDING
 DEPT.
 JUN - 7 PM 3:49

According to the LCP Policy 4 – No Land Divisions in Association with Environmentally Sensitive Habitats, no divisions of parcels shall be permitted unless it can be found that the buildable area is entirely outside of the minimum standard setback of 50 feet for urban streams.

The Campbell-Sheppa/Lloyd project (Tract 3074) at 399 "E" Street includes a lot that is in Little Cayucos Creek which is considered an Environmentally Sensitive Habitat. The land division and project design includes houses that are 20' away from the creek riparian setback. This does not meet the 50 feet setback from urban streams defined in Policy 4.